043.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,116,100 / 1,116,100
					USE VALUE:	1,116,100 / 1,116,100
					ASSESSED:	1,116,100 / 1,116,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSI ROCCO--ETAL
Owner 2:	CATERINA BERLINGHIERI
Owner 3:	
Street 1:	50 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,016 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3686 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5016.000	653,900	5,800	456,400	1,116,100
Total Card	0.115	653,900	5,800	456,400	1,116,100
Total Parcel	0.115	653,900	5,800	456,400	1,116,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.83 | /Parcel: 302.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30157
GIS Ref
GIS Ref
Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	653,900	5800	5,016.	456,400	1,116,100	1,116,100	Year End Roll	12/18/2019
2019	104	FV	474,000	4900	5,016.	484,900	963,800	963,800	Year End Roll	1/3/2019
2018	104	FV	474,000	4900	5,016.	353,700	832,600	832,600	Year End Roll	12/20/2017
2017	104	FV	443,500	4900	5,016.	308,100	756,500	756,500	Year End Roll	1/3/2017
2016	104	FV	443,500	4900	5,016.	262,400	710,800	710,800	Year End	1/4/2016
2015	104	FV	393,400	4900	5,016.	256,700	655,000	655,000	Year End Roll	12/11/2014
2014	104	FV	393,400	4900	5,016.	211,100	609,400	609,400	Year End Roll	12/16/2013
2013	104	FV	410,000	4900	5,016.	200,800	615,700	615,700		12/13/2012

!3647!

PRINT

Date	Time
12/10/20	18:50:33

LAST REV

Date	Time
04/26/19	13:12:40
apro	
3647	

USER DEFINED

Prior Id # 1:	30157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12787-515		4/30/1975		55,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2011	1555	Re-Roof	17,995					
6/9/2010	615	Redo Bat	12,500	C				
1/25/2010	53	Redo Kit	37,050	C				& BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/13/2010	Info Fm Prmt	BR	B Rossignol
4/28/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5016		Sq. Ft.	Site		0	80.	1.14	1									456,384						456,400	

Total AC/HA:	0.11515	Total SF/SM:	5016	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,384	Spl Credit		Total:	456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01369929
Const Adj.:	0.99980003
Adj $ / SQ:	172.294
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	733030
Depreciation:	79167
Depreciated Total:	653863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

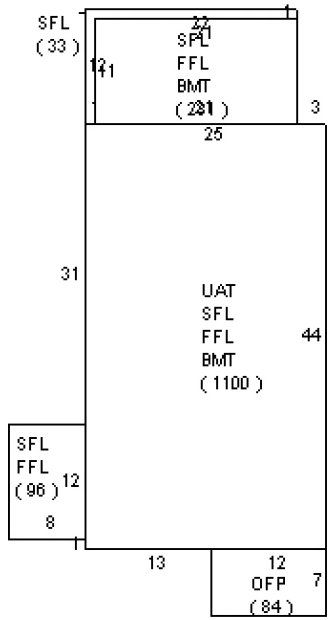
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	3	
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.29
Special Features:	0	Val/Su Net:	142.87
Final Total:	653900	Val/Su SzAd	226.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,460	172.290	251,550
FFL	First Floor	1,427	172.290	245,864
BMT	Basement	1,331	71.850	95,628
UAT	Upper Attic	275	68.920	18,952
OFP	Open Porch	84	36.140	3,035

Net Sketched Area:	4,577	Total:	615,029
Size Ad	2887	Gross Are	5402	FinArea	3686
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1930	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	12X24	A	AV	2010	3.55	T	7.2	104			900			900
2	Frame Shed	D	Y	1	8X8	A	AV	2018	0.00	T	1	104						

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800